

Issue Date: 6/2015

STATE AGRICULTURE DEVELOPMENT COMMITTEE

Corrected RESTRICTED SALE INFORMATION

Address: N/S Swedes Bridge Road  
Block/Lot: 18/2,& 3 Lot 2 has been retired and property is currently classified as lot 3  
Township: Mannington County: Salem  
State: New Jersey

Grantor: Zoe Sarbanes & Dean Pappas

Grantee: Amos Stoltzfus

Deed Date: August 20, 2013 Book: 3653 Page: 174  
Sale Price: \$1,150,000 Per Acre: \$6,928 /Acre

Total Acres: 166 Acres now known only as Block 18 Lot 3

Site Improvements:

Residential Opportunity: Existing Residence on 15 unpreserved acres (former lot 3)

Building Improvements: 4,332 SF residence, recently renovated, detached 4 car garage and storage barn

Restrictions: Farmland Preservation Easement

Expected Future Use: Agricultural

Remarks: Soils: 2% other, 73% prime, 25% statewide. Tillability: 77% cropland harvested, 8% wetlands, 16% woodlands Wetlands: 81% Uplands/non-wetlands, 11% modified Ag, 8% freshwater. Only lot 18/2 was preserved without the ability to reside. Lot 18/3 was unpreserved and contained the residence. Both lots and improvements transferred in the sale and lots 2 and 3 were merged by the Township and now the entire 166 acre lot is known as 18/3. This sale comparable write up was distributed only as Block 18 Lot 2 by the SADC for \$500,000. This was in error and omitted the additional land and buildings.

Verification: Paul Burns - SADC

INFORMATION BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED.

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